



Profiles Estate Agents

9 Elizabeth Road

, Hinckley, LE10 0QY

Offers In The Region Of £385,000



An immaculately presented, 4 bedroomed, extended, semi detached house. The property has been sympathetically, fully modernised to a high specification, incorporating many unique features whilst exuding an immediate captivating ambiance. Additional benefits of full gas central heating (condensing combination boiler), PVCu double glazing, four double bedrooms, luxury extended fitted breakfast kitchen, magnificent extended through lounge, spacious extended family /dining room, luxury bathroom, landscaped southerly facing picturesque near garden approaching some 90' in length and front garden with driveway with parking for several cars.

The property is ideally located in sought after and popular location, close to all local amenities, including local shops, schools and regular public transport services. All major roads links such as the A5, M69, M1 and M6 are within reasonable commuting distance.

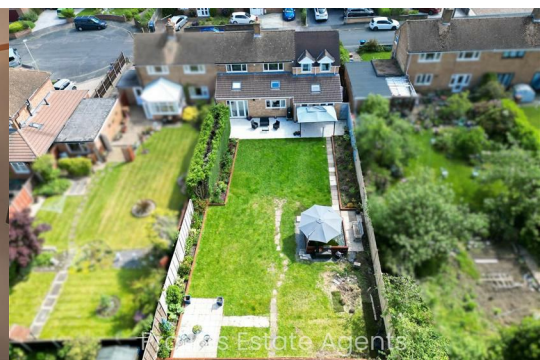
VIEWING IS HIGHLY RECOMMENDED.



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Reception hall. 13'1" x 6'1". (4.00 x 1.87.)

Obscure double glazed composite door, 2 wall light points, radiator, laminate floor, mains smoke alarm, store cupboard with obscure PVCu double glazed window and easy tread staircase with a spindled balustrade leading to the first floor.

Magnificent extended through lounge. 25'9" x 13'2". (7.87 x 4.02.)

PVCu double glazed window, twin PVCu double glazed french doors with adjacent PVCu double glazed windows, radiators, multi fueled burner with slabbed hearth, coving, 3 wall light points and vaulted ceiling with integral double glazed velux roof light.

Luxury extended breakfast kitchen (rear). 20'5" x 12'0". (6.24 x 3.68.)

Feature sink, range of attractive base and wall units finished in high gloss 'cherry red' (12 base and 10 wall), associated solid polished granite work surfaces and integrated solid polished granite breakfast bar, split level gas hob, electric double (fan assisted) oven, extractor hood (ducted), integral bin cupboard, laminate floor, ladder style radiator, mains smoke alarm and vaulted ceiling with double glazed velux roof light.

Utility room / Guest Cloakroom. 11'9" x 4'5" (3.60 x 1.37)

Suite in white, low flush wc, wash hand basin set in a vanity unit, plumbing for a washing machine, obscure PVCu double glazed window, fitted tall cupboard, and 1 base unit finished in high gloss.

Spacious extended family room / Dining room (rear) 17'7" (max) 14'7" (max). (5.36 (max) 4.45 (max).)

Twin PVCu double glazed french doors, PVCu double glazed door, radiator, vaulted ceiling with double glazed velux roof light and laminate floor,

First floor landing. 20'0" (max) x 6'0" (max). (6.12 (max) x 1.85 (max).)

PVCu double glazed windows, radiator, lined cupboard, mains smoke alarm, roof void access and study area.

Bedroom 1 (rear). 14'3" x 10'0". (4.35 x 3.07.)

Twin PVCu double glazed windows, radiator and vaulted ceiling.

Bedroom 2 (rear). 12'0" x 10'9". (3.68 x 3.29.)

Fitted double cupboard with storage space over, radiator and PVCu double glazed window.

Bedroom 3 (rear). 14'9" x 9'10". (4.50 x 3.00.)

PVCu double glazed window, radiator and fitted cupboard with a wall mounted fan assisted condensing combination boiler (Baxi Duo Tec 28 ErP).

Bedroom 4 (front). 11'5" x 6'9". (3.48 x 2.08.)

PVCu double glazed window and radiator.

Luxury modern bathroom (front). 10'6" x 5'9". (3.21 x 1.77.)

Full suite in white, 'P shaped' bath with electric shower with waterfall shower head and side screen, low flush wc, wash hand basin in a vanity unit with double base doors, tall cupboard, twin obscure PVCu double glazed windows, downlights to the ceiling, ladder style radiator,, downlights to the ceiling and extractor fan,

Outside.

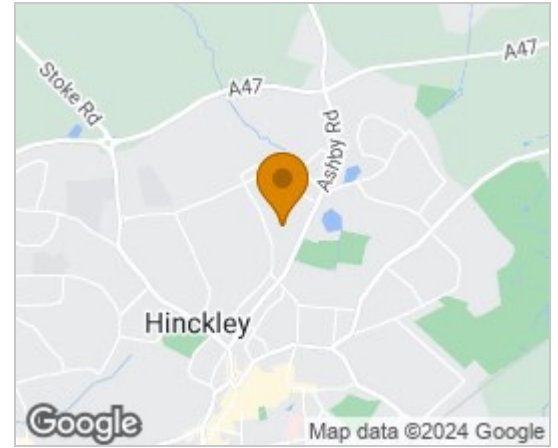
Front walled garden with parking for several cars.

Enclosed landscape established rear garden some 90' in length with lawn, paved patio, raised herbaceous borders, feature pond with waterfall, timber sheds work shop with power and light points, water tap, security light and side gated access..

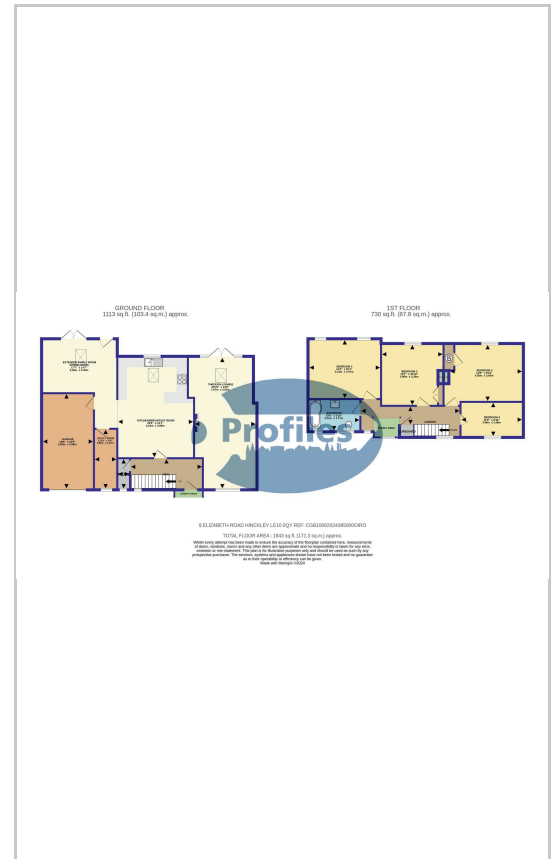
Garage. 18'8" x 10'0" (5.69 x 3.06)

With interior door, light and power points.

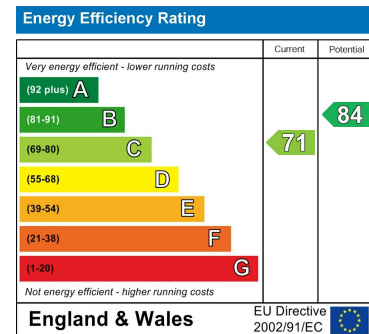
Area Map



Floor Plans



Energy Efficiency Graph



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